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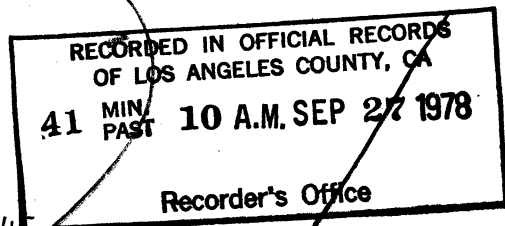
(03)

CITY OF RANCHO PALOS VERDES
30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90274

Los Angeles Defense Area
NIKE 55, Point Vicente
D-Calif-1088

SUPERSEDED BY

QUITCLAIM DATED
10/30/79, COUNTY
RECORDER'S NO. 79-1370945
QUITCLAIM DEED



FREE & G

THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Director, Heritage Conservation and Recreation Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 337), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the City of Rancho Palos Verdes (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, all Grantor's right, title and interest in and to the following described property located in Los Angeles County and consisting of approximately 69.61 acres:

PARCEL I

That portion of Block "H" as shown on map of the Rancho Los Palos Verdes in the County of Los Angeles, State of California, allotted to Jotham Bixby by Decree in Partition in the Action "Bixby, et al., vs. Bent, et al.," Case No. 2373 in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 57 of Judgments, in the Superior Court of said County, described as follows:

Beginning at a point in a curve concave Southwesterly having a radius of 5,960 feet and a central angle of 8° 58' 25", said curve being a portion of the Southwesterly boundary of Crenshaw Boulevard, 80 feet wide, as shown on County Surveyor's Map B-1504, Sheet 2 and described in Deed to said County of Los Angeles, recorded in Book 32445, page 154 of Official Records of said County as having a centerline radius of 6,000 feet and a centerline length of 939.72 feet, said point being distant Northwesterly along said curve 893.55 feet from the Southeasterly terminus thereof and also distant Northwesterly along said curve 804.36 feet from the Southeasterly terminus of the course described in a Deed to Filiorum Corporation recorded in Book 42176, page 310 of Official Records of said County as Northwesterly along a curve concave Southwesterly and having a radius of 5,960 feet, and a distance of 844.26 feet, a radial line of said curve to said point of beginning bears North 37° 11' 01" East; thence from said point of beginning Southeasterly along said curve, through a central angle of 2° 10' 06" an arc distance of 225.56 feet; thence South 84° 09' 54" West 35.31 feet to a point in a radial line of said curve bearing North 39° 06' 42" East; thence along said radial line

South 39° 06' 42" West 85.00 feet; thence
South 5° 11' 50" West 503.43 feet; thence
South 45° 00' 00" West 87.00 feet; thence
North 72° 45' 00" West 262.00 feet; thence
North 46° 18' 29" West 106.86 feet; thence
North 29° 09' 37" East 710.66 feet; to the
point of beginning.

Containing 4.49 acres, more or less.

PARCEL II

That portion of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by Decree in Partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 57 of Judgments in the Superior Court of said County, described as follows:

Beginning at Station 1, in the Northerly boundary of that certain lighthouse reservation, as described in Deed recorded in Book 463, page 100, Official Records of said County, said station being marked by 1-1/2" iron pipe; thence along said Northerly boundary line North 60° 41' 43" West, 218.34 feet to its intersection with a traverse of the mean high water of the Pacific Ocean established by Survey of the United States Engineering Department in November, 1941; thence along said mean high water traverse the following courses and distances:

North 30° 44' 27" West, 270.54 feet; North 51° 16' 42" West, 268.98 feet; North 31° 10' 46" West, 99.54 feet; North 20° 37' 33" West, 274.47 feet; North 29° 12' 20" West, 430.27 feet; thence North 82° 28' 30" East, 2,819.16 feet to a point in the Westerly right of way line of Hawthorne Boulevard, also being the TRUE POINT OF BEGINNING; thence South 7° 52' 04" West, 181.01 feet to the beginning of a tangent curve concave to the Northeast, having a radius of 550.00 feet and central angle of 65° 17' 20", a radial line from said point of tangency bearing South 82° 07' 56" East; thence Southerly and Southeasterly along said curve 626.73 feet to its intersection with a line bearing South 1° 31' 35" West, a radial line from said point of intersection bearing North 32° 34' 44" East; thence Easterly along said curve having a radius of 550.00 feet, through a central angle of 35° 57' 50", a distance of 345.23 feet to the beginning of a compound curve concave Northerly and having a radius of 3,030.76 feet, said compound curve being in the Southerly line of said Hawthorne Boulevard shown on said County Surveyor's map as having a centerline radius of 2,980.76 feet and a central angle of 12° 04' 30"; thence Easterly along said compound curve having a radius of 3,030.76 feet, through a central angle of 08° 03' 48", a distance of 426.52 feet to a point, a radial line of said curve to said point bears South 11° 26' 54" East; thence along the Southerly prolongation of said radial line South 11° 26' 54" East, 376.77 feet; thence South 515.05 feet; thence South 49° 00' 00" West, 600.64 feet more or less to a point in the North right of way line of Palos Verdes Drive West, said point beginning a tangent curve concave Northerly having a radius of 755.00 feet; thence Westerly along said curve through a central angle of 04° 50' 39", a distance of 63.84 feet; thence North 69° 39' 21" West, 515.52 feet to the beginning of a tangent curve concave Southerly having a radius of 1,495.16 feet; thence Westerly along said curve through a central angle of 21° 53' 10", a distance of 571.13 feet; thence South 88° 27' 29" West, 158.14 feet to the beginning of a tangent curve concave Northerly having a radius of 1,155.21 feet; thence Westerly along said curve through a central angle of 27° 49' 37", a distance of 561.05 feet to the beginning of a compound curve concave Easterly and having a radius of 578.30 feet, said compound curve being in the Easterly right of way line of Palos Verdes Drive West; thence Northwesterly

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along said curve through a central angle of 102° 14' 56", a distance of 1,032.02 feet; thence North 38° 32' 02" East, 553.60 feet to the beginning of a tangent curve concave Northwesterly having a radius of 844.79 feet; thence Northerly along said curve through a central angle of 14° 35' 56", a distance of 215.25 feet; thence North 82° 28' 30" East, 956.58 feet to the TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCEL II the following described parcels:

PARCEL A

That portion of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by Decree in Partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 57 of Judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles triangulation monument San Pedro Hills D-7, and having said coordinates of North 4,019,330.05, East 4,164,224.94, said point being located on a point of land North of Palos Verdes Drive, overlooking Point Vicente Lighthouse, thence North 53° 31' 58" East, 415.07 feet to the center of the Northwest gun turret of battery 240; thence North 51° 59' 13" East, 55.00 feet; thence North 38° 00' 47" West, 120.00 feet to the TRUE POINT OF BEGINNING; thence South 51° 59' 13" West, 510.00 feet; Thence South 31° 16' 05" East, 125.00 feet; thence South 83° 28' 53" East, 214.98 feet; thence North 82° 58' 46" East, 340.00 feet; thence North 51° 59' 13" East, 80.00 feet; thence North 38° 00' 47" West, 450.00 feet to the TRUE POINT OF BEGINNING containing 3.93 acres more or less.

PARCEL B

That portion of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by Decree in Partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles and entered in Book 4, page 57 of Judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles, triangulation monument San Pedro Hills D-7, and having State coordinates of North 4,019,330.05, East 4,164,224.94 said point being located on a point of land North of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence North 53° 31' 58" East, 415.07 feet to the center of the Northwest gun turret of battery 240; thence North 51° 59' 13" East, 55.00 feet; thence North 38° 00' 47" West, 56.15 feet to the TRUE POINT OF BEGINNING. Thence North 36° 00' 43" East, 19.31 feet to the beginning of a tangent curve concave Southerly having a radius of 105.00 feet; thence Easterly along said curve through a central angle of 60° 58' 07", a distance of 111.73 feet; thence South 83° 01' 10" East, 69.38 feet; thence South 86° 20' 48" East, 212.34 feet; thence North 01° 46' 52" West, 109.94 feet; thence North 81° 44' 11" East, 278.53 feet; thence South

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88° 50' 35" East, 60.40 feet; thence South 71° 55' 48" East, 57.83 feet; thence South 62° 00' 18" East 226.14 feet; thence North 62° 19' 00" East, 84.12 feet to a point in the South right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave Northeasterly having a radius of 550.00 feet; thence Southeasterly along said curve, through a central angle of 02° 18' 26", a distance of 22.15 feet, thence South 62° 19' 00" West, 79.98 feet; thence South 84° 31' 12" West, 216.25 feet; thence North 02° 24' 09" West, 55.04 feet; thence South 87° 34' 50" West, 231.16 feet; thence South 02° 23' 42" East, 78.06 feet; thence North 83° 00' 49" West, 166.47 feet; thence North 86° 20' 48" West, 212.35 feet; thence South 00° 55' 37" East, 260.42 feet; thence North 38° 00' 47" West, 292.73 feet to the TRUE POINT OF BEGINNING, containing 2.23 acres more or less.

PARCEL C

That portion of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by Decree in Partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles and entered in Book 4, page 57 of Judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles triangulation monument San Pedro Hills D-7, and having State coordinates of North 4,019,330.05, East 4,164,224.94 said point being located on a point of land North of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence North 53° 31' 58" East, 415.07 feet to the center of the Northwest gun turret of battery 240; thence North 51° 59' 13" East, 55.00 feet; thence North 38° 00' 47" West, 56.15 feet; thence North 36° 00' 43" East, 19.31 feet to the beginning of a tangent curve concave Southerly having a radius of 105.00 feet; thence Easterly along said curve, through a central angle of 60° 58' 07", a distance of 111.73 feet; thence South 83° 01' 10" East, 69.38 feet; thence South 86° 20' 48" East, 212.34 feet; thence South 83° 00' 49" East, 163.75 feet to the TRUE POINT OF BEGINNING; thence South 02° 23' 43" East, 200.00 feet; thence South 47° 16' 25" East, 150.00 feet; thence South 07° 16' 25" East, 390.00 feet; thence South, 89° 16' 25" East, 259.50 feet; thence North 42° 43' 35" East, 232.00 feet; thence North 47° 16' 25" West, 201.41 feet; thence North 42° 43' 35" East, 215.00 feet; thence North 47° 16' 25" West, 160.41 feet; thence South 42° 43' 35" West, 215.00 feet; thence North 47° 16' 25" West, 130.18 feet; Thence North 43° 30' 01" East, 73.72 feet; thence North 05° 28' 48" West, 110.00 feet; thence North 84° 31' 12" East, 195.00 feet; thence North 62° 19' 00" East, 109.97 feet to a point in the South right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave Northeasterly having a radius of 550.00 feet; thence Northwesterly along said curve, through a central angle of 02° 24' 34", a distance of 23.13 feet; thence South 62° 19' 00" West, 94.43 feet; thence South 84° 31' 12" West, 220.18 feet; thence North 05° 28' 48" West, 20.00 feet; thence North 02° 24' 09" West, 55.04 feet; thence South 87° 34' 50" West, 231.16 feet; thence South 02° 23' 42" East, 57.79 feet to the TRUE POINT OF BEGINNING, containing 6.00 acres more or less.

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Containing 65.12 acres, more or less.

SUBJECT TO the following described United States Coast Guard Access Easement across Parcel II:

That portion of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by Decree in Partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 57 of Judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles triangulation monument San Pedro Hills D-7, and having State coordinates of North 4,019,330.05, East 4,164,224.94 said point being located on a point of land North of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence North 53° 31' 58" East, 415.07 feet to the center of the Northwest gun turret of battery 240; thence North 51° 59' 13" East, 55.00 feet; thence North 38° 00' 47" West, 56.15 feet to the TRUE POINT OF BEGINNING; thence North 36° 00' 43" East, 19.31 feet to the beginning of a tangent curve concave Southerly having a radius of 105.00 feet; thence Easterly along said curve, through a central angle of 60° 58' 07", a distance of 111.73 feet; thence South 83° 01' 10" East, 69.38 feet; thence South 86° 20' 48" East, 212.34 feet; thence South 83° 00' 49" East 163.75 feet; thence North 86° 53' 56" East, 231.19 feet; thence North 84° 31' 12" East, 216.25 feet; thence North 62° 19' 00" East, 79.98 feet to a point in the South right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave Northeasterly having a radius of 550.00 feet; thence Southeasterly along said curve, through a central angle of 02° 21' 17", a distance of 22.60 feet; thence South 62° 19' 00" West, 94.43 feet; thence South 84° 31' 12" West, 220.18 feet; thence South 86° 49' 42" West, 232.27 feet; thence North 83° 00' 49" West, 166.47 feet; thence North 86° 20' 48" West, 212.35 feet; thence North 83° 01' 10" West, 69.96 feet to a point beginning a tangent curve concave Southerly having a radius of 85.00 feet; thence Westerly along said curve, through a central angle of 60° 58' 07", a distance of 90.45 feet; thence South 36° 00' 43" West, 25.04 feet; thence North 38° 00' 47" West, 20.80 feet, to the TRUE POINT OF BEGINNING.

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

The hereinbefore described property is granted by the Grantor to the Grantee subject to any and all outstanding easements for streets, utility systems, rights-of-way, railroads, pipelines, and/or covenants, restrictions, reservations, conditions, and agreements of record which now exist affecting the foregoing described premises.

The Grantor expressly excepts and reserves all oil, gas, and mineral rights and deposits in said land to the Grantor or to such person(s) as may be authorized by the Grantor to prospect, mine, and remove such deposits from the hereinbefore described property under applicable laws.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for conveyance to the Grantee.

It is Agreed and Understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on February 27, 1976 and amended on April 15, 1978 which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments will be added to and become a part of the original application.
2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.
3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.
4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for 10 consecutive reports and as further determined by the Secretary of the Interior.
5. If at any time the Grantor shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to said national defense, shall revert to and become the property of the Grantor.
6. As part of the consideration for this Deed, the Grantee covenants and agrees for itself, its successors and assigns, that: (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other

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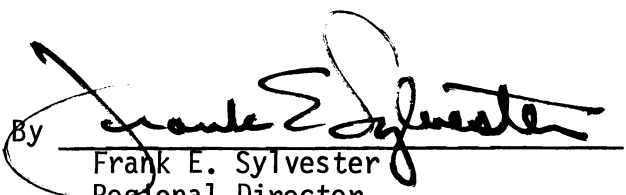
arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; (6) this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns; and (7) the Grantor expressly reserves a right of access to and entrance upon, the above described property in order to determine compliance with the terms of this conveyance.

7. In the event that there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect;

8. In the event of reversion of title, the Grantee shall be required to provide protection and maintenance for the property until such time as the title reverts to the Grantor, including the period of any notice of intent to revert.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 25th day of August, 1978.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior

By 
Frank E. Sylvester
Regional Director
Pacific Southwest Region
Heritage Conservation and
Recreation Service

COUNTY OF SAN FRANCISCO)
) ss.
STATE OF CALIFORNIA)

On this 25th day of August, 1978, before me, Mary E. Meredith a Notary Public in and for the City and County of San Francisco, State of California, personally appeared Frank E. Sylvester, known to me to be the Regional Director, Pacific Southwest Region, Heritage Conservation and Recreation Service, of the United States Department of the Interior, San Francisco, California, and acknowledged that he executed the within instrument on behalf of the United States of America, acting by and through the Secretary of the Interior.



Mary E. Meredith
NOTARY PUBLIC

My Commission Expires:

December 6, 1980

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assure and be bound by all the obligations, conditions, covenants and agreements therein contained.

CITY OF RANCHO PALOS VERDES

By Ken Dyda
MAYOR

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated August 25, 1978 from the United States of America to the City of Rancho Palos Verdes, a political corporation, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Rancho Palos Verdes pursuant to authority conferred by Resol. No. 78-62 of the City Council of the City of Rancho Palos Verdes adopted September 19, 1978 and the grantee consents to recordation thereof by its duly authorized officer.

Dated this 21st day of September, 1978.

CITY OF RANCHO PALOS VERDES

Ken Dyda
KEN DYDA, MAYOR